



CITY OF BEAVERTON
Community Development Department
Development Services Division
4755 SW Griffith Drive
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TYPE 2 NOTICE OF PENDING DEVELOPMENT APPLICATION

Date of Notice: November 10, 2004

Case File No./Project Name: LD2004-0038 (5750 SW Arctic 2-Lot Partition)

Summary of Application: The applicant is proposing a two-lot partition of the subject property. The new lot line is proposed to be located approximately 22 feet to the south of the existing building. The lot to the north is proposed to be approximately 2.71 acres in size and the lot to the south is proposed to be approximately 1.71 acres in size. For specific changes please refer to the file located at the Development Services Division, 2nd Floor, Beaverton City Hall.

Due Date for Written Comments: 4:30 p.m. on Tuesday November 30, 2004

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2nd Floor, Beaverton City Hall, 4755 SW Griffith Drive by 4:30 p.m. on the due date.

Staff Planner: Jennifer Browning **Phone Number:** (503) 526-2247

Facilities Review Committee Meeting Date: Wednesday, December 1, 2004

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.

Site Description:

Map & Tax Lot Number: Map #1S1-14CD Lot #400
Site Address: 5750 SW Arctic Drive
Cross Street: SW Arctic Drive and SW Harvest Court
Zoning: Campus Industrial (CI)
Neighborhood Association Committee: Raleigh West

Applicable Development Code Approval Criteria: Section 40.45.15.2.C

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.40.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 2 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 300 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.** A public hearing on the application will not be held unless the Director's decision is appealed.